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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 30th June, 2026

No.18164—HUD-TP-POLICY-0003/2020/HUD.— Whereas the draft of the Odisha Development Authorities (Planning and Building Standards) Amendment Rules, 2026 was pulished as required under section 125 of the Odisha Development Authority Act, 1982 (Odisha Act 14 of 1982) in the Extraordinary Issue of the *Odisha Gazette* No. 2128, dated the 27th May, 2026 under the Notification of the Government of Odisha in the Housing & Urban Development Department No.14564, dated the 27th May, 2026 inviting objection and suggestion from all persons likely to be affected thereby, till the expiry of a period of 15 days from the date of publication of the said notification in the *Odisha Gazette*.

And, whereas, no objection or suggestion has been received in respect of the said draft within the stipulated period;

Now, therefore, in exercise of the powers conferred by section 123 of the said Act, the State Government do hereby make the following rules to amend the Odisha Development Authorities (Planning and Building Standards) Rules,2020, namely:-

1.Short title, extent and commencement.— (1)These rules may be called the Odisha Development Authorities (Planning and Building Standards) Amendment Rules, 2026.

(2) They shall extend to all the “development areas” which are so declared under sub-section (1) of section 3 of the Odisha Development Authorities Act, 1982.

(3) They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Odisha Development Authorities (Planning and Building Standards) Rules, 2020 (hereinafter referred to as the said rules), in rule 27A.-

(a) for Table No.3B, the Serial No. 4 to 7 shall be substituted, namely.—

a	b	c	d	e
4	Agricultural and Forest Use Zone(A)	1. Agriculture and Horticulture 2. Parks and other recreational uses 3. Dairy and poultry farming, milk chilling center 4. Storage, processing and sale of farm produce 5. Agro Serving, agro processing, Agro business 6. Dwelling for the people engaged in the farm(rural settlement) 7. Farm houses and accessory buildings, 8. Country Homes 9. Afforestation	1. Houses incidental to this use. 2. Wayside shops and restaurants 3. Cottage industries 4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority 5. Burial and crematorium grounds. 6. Ice factory, cold storage 7. Service industries accessory to obnoxious and hazardous industry 8. Godowns and ware houses 9. Normal expansion of land uses only in the existing homestead land 10. Soil testing lab 11. Solid waste	1. Use/activity not compatible to the land use 2. Heavy, extensive, obnoxious, noxious and hazardous industries 3. Any activity which is creating nuisance and is obnoxious in nature 4. For notified forest lands, only afforestation is permitted.

a	b	c	d	e
			management sites, Sewage disposal works 12. Electric substation 13. Quarrying of gravel, sand, clay or stone 14. Building construction over plots covered under town planning scheme and conforming uses 15. Brick kilns and extractive areas 16. Eco-tourism, camping sites, eco- parks, eco lodges, Special outdoor recreations (permissible by the Competent Authority)	
5	Water Bodies Use Zone	1. Rivers, canals 2. Streams, water spring 3. Ponds, lakes, Reservoir 4. Wetland, Water logged/marshy area, aquaculture pond	1. Fisheries 2. Boating, water theme parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government. 3. Water based resort with special by-laws 4. Any other use/activity incidental to Water bodies Use Zone	1. Use/activity not compatible to the land use

a	b	c	d	e
6	Special Heritage Zone	1. Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASI/ State Archeology) 2. Heritage interpretation centre, art galleries and sculpture complex 3. Recreational, Theme Parks, 4. Archeological Parks/Gardens. 5. Amphitheatres, Open Air Museums 6. Residential and Public semi-public uses, Commercial activities 7. Educational and research Institutions 8. Auditorium social and cultural institutions, 9. Hospitals and health centers 10. Craft based cottage industries 11. Hotels, guest houses, lodges, resorts 12. camping sites, special training camps 13. Multi-Level Parking	1. Any other compatible use 2. Multiplex, Shopping Mall	1. Use/activity not compatible to the land use 2. Dumping ground 3. Sewerage Treatment Plant

a	b	c	d	e
7	Environmentally Sensitive Zone	1. River side green areas, River front developments 2. Scenic value areas, Theme parks, yoga parks, sports centers and community recreational areas, 3. sculpture complex, 4. lagoons and lagoon resort, 5. water sports, 6. Art academy, 7. music pavilions 8. media centres, 9. food courts, 10. Parking areas, 11. visitor facilities 12. Existing village settlements, Existing residential or other uses 13. Boating , Picnic huts, Camping sites Special Training camps 14. Tourist and pilgrim related commercial activities, hotels and lodges 15. Non-polluting, agro-based and processing industries, Storage or Godowns for food grains	1. Hospitals and health Institutions 2. Educational institutions including technical education and research institutes 3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping ground 4. Micro Composting Site 5. Apartment buildings having 100% stilt. 6. Plotted Developemt Scheme with minimum 2 Ha area 7. Development between river, stream, canal and the embankment with clearance of Water Resource Department or any other competent authority 8. International convention centre 9. Kalyan Mandap 10. Resorts	1. Use/ activity not compatible to the land use 2. Plotted Housing 3. Small industries or small institutions

(b) in Table No.3B, the Serial No. 8 to 11 shall be deleted.

By Order of the Governor

USHA PADHEE

Additional Chief Secretary to Government